

## **Draft Ordinance Language – Amendment to West Rancho Dominguez-Victoria CSD 22.212**

### Definition 6 22.212.020

Commercial Horse Stables 6 as defined for this section means a facility used for the business of stabling horses, and that provides services related to the maintenance and care of the horses stabled at the facility.

### Community Wide Standards 6 22.212.040

3. Commercial Horse Stables. To assure commercial horse stables are developed and used in a safe and orderly manner and are compatible with existing land use patterns, properties utilized for commercial horse stables shall be developed and used in accordance with the standards and requirements of this section and any applicable standards and requirements set forth in Title 22.

A. Industrial Zone. Commercial horse stables shall only be permitted in industrial zones.

B. Site Plan. Prior to the development or improvement of a commercial horse stable, an approved Site Plan shall be obtained from the Director. In addition to any applicable standards and requirements set in Title 22, a site plan for commercial horse stable must also depict the following areas:

1. Feed Storage Area. A feed storage area, which is sufficient in size to accommodate feed for the facility, and a clear path to and from the feed storage area;
2. Manure Management Area. A manure management area with manure containers stored sufficiently away from the feed storage area and horse stalls;
3. Tack Storage Area. A tack storage area with sufficient space for storage and maintenance of riding tack at the facility;
4. Water storage area. A water storage area in each horse stall or depict that water will be delivered to each individual horse stall.

C. Standards and Requirements. A commercial horse stable shall provide the following:

1. Horse Stall Size And Construction. A minimum of 12' (length) by 12' (width) by 12' (height) in size for each horse stall and constructed in a workmanlike manner and consisting of fire-resistant material, typically utilized in the construction of equine facilities. No more than one horse is allowed to be stabled in each stall.

2. Horse Stall Access Area. An access area for each horse stall, with a minimum of 12' (width) and 12' (height), if sheltered, which shall be maintained clear and accessible at all times for the ingress and egress of horses.
3. Horse Recreation Area. A minimum of one (1) 50ødiameter riding ring and one (1) 60ø x 100øriding arena for a facility that is not adjacent to a publicly designated riding area or equestrian trail. Additional horse recreation areas are required as follows:
  - a. For a facility with more than 25 horse stalls, a minimum of (1) one 50' diameter riding ring for every additional 1-25 horse stalls.
  - b. For a facility with more than 50 horse stalls, a minimum of (1) one 60' x 100' riding arena for ever additional 1-50 horse stalls.

The provided horse recreation areas shall only be utilized by the horses stabled at the facility. Temporary uses are permitted, as provided by Part 14 of Chapter 22.56.

4. Fence/Wall Enclosure. A perimeter fence/wall around the subject property is required, with a minimum height of 6' and a maximum height of 10'. All fences or walls shall be of uniform height, constructed in workmanlike manner, and consist solely of new materials.

No chain link fencing shall be permitted.

- D. Parking. A minimum of one (1) standard parking space and one (1) pull through parking space (9ø x 44ø), plus adequate access thereto, for every 4 horse stalls at the facility is required. Parking areas should be developed in accordance with Part 11 of Chapter 22.52.
- E. Facility Maintenance. The facility shall be neatly maintained, including being free of junk and salvage. All structures, arenas, rings, and walls/fences shall be maintained in a state of good repair at all times.

#### Exemptions, Modifications, Exceptions ó 22.212.070

Variance. Any request for a variation from the standards and requirements set forth in this section, aside from parking, shall require a conditional use permit, as provided by Part 1 of Chapter 22.56.